

— DESIGN CONSIDERATIONS — 7th STREET

- **SETBACK** — MIN. SETBACK @ NODE & MORE SETBACK ALONG 7th (MIN 20'; 25-30' AVG.)
- **HEIGHT** — 3-5 STOREY; STEP BACK; NODE CAN SUPPORT HIGHER BLDGS. & GREATER DENSITY
- **MASSING** — STEPBACKS SHOULD RESPECT ADJ. SF HOMES
- **SCALE** — SIMILAR TO EXST. WITH GREATER SC. AT NODES 30-40 DUA
- **OPEN SPACE** — PROVIDE O/S IN FRONT OF BLDGS. WITH COURTYARDS & YARDS / RECESSED O/S
- **BUILDING ARCHITECTURE** — PRESERVE STARBUCKS BLDG. FACADE & BUILD UPON IT TO A 3 STOREY (RATCLIFF) BLDG; DRAMATIC LANDMARK @ PHILOSOPHER'S STONE - 5 STOREY; ANIMATE STREET
- **STREETSCAPE** —

NEHOOD
SIZE
RETAIL!

MEDICAL
OFFICE
7th

RETAIL ON GROUND FLOOR @ CERTAIN NODES
FURTHER ALONG 7th - OFFICE OR SERVICE RETAIL
ECO. BENEFICIAL IF OFFICE + RES. MIX (SHARED PARKING)



— DESIGN CONSIDERATIONS — PARK DR.

- **SETBACK** — FOLLOW EXST.
- **HEIGHT** — 4-STOREY ALONG PARK (STEPDOWN FR. ELIZ. PARK)
- **MASSING** — BUILDING W/ PARKING DECK (ALLEY-LOADED)
RESPECT DENSITY OF INTERSPERSED SF (NOT CREATE PRESSURE)
- **SCALE** — SIMILAR TO EXST. (INTEGRATE SF.)
- **OPEN SPACE** — YES
- **BUILDING ARCHITECTURE** — PRESERVE OLDER HISTORIC PROPERTIES
- **STREETSCAPE** —

GREATER DENSITY ON OTHER SIDE
OF THE PARK